



CITY OF POMONA COUNCIL REPORT

April 3, 2017

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted by: Meg McWade, Public Works Director

Subject: **Adoption of a Resolution Approving Parcel Map PM 73002 for the Property Located at 1110-1196 Reservoir Street and 1265-1283 E. Grand Avenue, Pomona, CA, Consolidating Ten Existing Lots into Three Lots (Council District 3)**

OVERVIEW

Recommendation – That the City Council adopt a Resolution:

1. Approving Parcel Map PM 73002 for the property located at 1110-1196 Reservoir Street and 1265-1283 E. Grand Avenue; and
2. Authorizing the City Engineer to sign the Parcel Map PM 73002 on behalf of the City.

Fiscal Impact – There is no fiscal impact resulting from this action.

Previous Planning Commission Actions

1. On January 14, 2015, the Planning Commission adopted Resolution No. 15-001 (Attachment 2) approving Tentative Parcel Map 73002 (TPM 14-007) to consolidate ten existing lots, totaling 8.057 acres, into three new lots on property located in M-1 (Light Industrial) Zone at 1110-1196 S. Reservoir Street and 1265-1283 E. Grand Avenue, Assessor Parcel Numbers (APNs) 8327-018-005, -007, -015, -016, -017, -018, -021, -022, -023, and -024.
2. On September 28, 2016, the Planning Commission adopted Resolution No. 16-026 (Attachment 3) approving Modification to Tentative Parcel Map 73002 (PARCEL MAP 5592-2016) to consolidate ten existing lots totaling 8.057 acres into three new lots on property located in M-1 (Light Industrial) Zone at 1110-1196 S. Reservoir Street and 1265-1283 E. Grand Avenue, (APNs) 8327-018-005, -007, -015, -016, -017, -018, -021, -022, -023, and -024.

Environmental Impact – Pursuant to the California Code of Regulations, Title 14, Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15315 (Class 15) for minor land divisions, the proposed project is categorically

exempt from the requirement for the preparation of environmental documents. This Class exempts projects involving division of property in urbanized areas for commercial use into four or fewer parcels when said division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to proposed parcels are available and constructed to local standards, the proposed parcels were not involved in a division of a larger parcel within the previous two years and the proposed parcels do not have an average slope greater than 20 percent.

EXECUTIVE SUMMARY

The approval of Final Parcel Map PM 73002 would enable the consolidation of ten existing lots, totaling 8.057 acres, into three new lots on property located at 1110-1196 S. Reservoir Street and 1265-1283 E. Grand Avenue (Attachments 4 and 5). This action will allow the applicant to meet the conditions of approval established by the Planning Commission related to the Tentative Parcel Map (TPM) for this property and may facilitate the parcels to be sold individually to potential developers of Parcels 2 and 3.

DISCUSSION

Michael Chait, on behalf of RLF I-A SPE, LLC and RFL I-TRS SPE, LLC, owners, submitted a modification of the conditions of approval for Tentative Parcel Map TPM 73002, previously approved under Planning Commission Resolution 15-001. The requested modification, approved by the Planning Commission on September 28, 2016, consisted of amending the public improvement conditions of approval associated with the subject final parcel map including an exemption for immediate undergrounding of utilities but included a requirement to join the forming of an undergrounding utility district.

PM 73002, prepared in accordance with the approved tentative PARCEL MAP 5592-2016, is proposing to consolidate ten existing parcels, totaling 8.057 acres in size, into three new parcels

- Proposed Parcel 1 is located on the north end of the subject site and is a consolidation of existing APNs 8327-018-022, -005, -007, -021 and portions of APNs -015, -018, -23 and -024. This area is currently developed and operates as a trucking facility. The proposed area of Parcel 1 is 4.645 acres.
- Proposed Parcel 2, located at the northeast corner of Reservoir Street and Grand Avenue, is a consolidation of existing APNs 8327-018-016 and -017 and of portions of APNs -015 and -018. This site is currently vacant and is used as an off-street parking lot. The proposed area of Parcel 2 is 0.998 acres. No development has been proposed for Parcel 2 as part of the tentative parcel map application.
- Proposed Parcel 3 is fronting Grand Avenue in its entirety and is comprised of portions of existing APNs 8327-018-018, -023 and -024. This area is currently undeveloped. The proposed

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area of Parcel 3 is 2.414 acres. No development has been proposed for Parcel 3 as part of the tentative parcel map application.

Approval of Parcel Map PM 73002 and its subsequent recordation will allow the applicant to meet the conditions of approval for the TPM and may facilitate the newly formed parcels to be sold individually to potential developers of Parcels 2 and 3.

Attachments: 1. Resolution with Parcel Map PM 73002 as EXHIBIT "A"
2. Planning Commission Resolution No. 15-001
3. Planning Commission Resolution No. 16-026
4. Vicinity Map
5. Aerial Map

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